

**ZONING COMMITTEE
MINUTES
MAY 2, 2012**

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, May 2, 2012** in Committee Room #2, at 9:35 a.m.

The following members were present:

**The Honorable Alex Wan, Chair
The Honorable Ivory Lee Young, Jr.
The Honorable Carla Smith
The Honorable Howard Shook
The Honorable Aaron Watson
The Honorable H. Lamar Willis**

The following member was absent:

The Honorable Keisha Lance Bottoms, Vice Chair

Others present at the meeting were: Director Charletta Wilson-Jacks and Brandi Crawford; Department of Planning and Community Development; City Attorney Jeffery Haymore, Law Department and members of the public and Council staff.

A. ADOPTION OF AGENDA - ADOPTED

B. APPROVAL OF MINUTES - APPROVED

CONSENT AGENDA

C. ORDINANCES FOR FIRST READING

12-O-0609 (1) An Ordinance by Zoning Committee to rezone from the RG-3
Z-12-07 (Residential General Sector 3) District to the MR-5A (Multi-Family Residential) District, property located at **77 East Andrews Drive (aka 3300), NW**, fronting approximately 497 feet on the north side of East Andrews Drive beginning approximately 672 feet from the northwest corner of Roswell Road.

Depth:	Varies
Area:	Approximately 13.6 Acres
Land Lot:	99, 17 th District, Fulton County, Georgia
Owner:	Camden USA, Inc.
Applicant:	Camden USA, Inc.
NPU-B	Council District 8

FAVORABLE – TO BE REFEREED TO ZRB AND ZONING COMMITTEE

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C. ORDINANCES FOR FIRST READING (CONT'D)

12-O-0610 (2) An Ordinance by Zoning Committee to rezone from the RG-3
Z-12-08 (Residential General Sector 3) District to the RG-4 (General
Residential- Sector 4) District, property located at **668
Atlanta Student Movement Boulevard, SW**, fronting
approximately 295 feet on the south side of Parsons Street
and beginning at the southwest intersection of Parsons
Street and Elm Street.

Depth: Approximately 308.94 Feet

Area: Approximately 2.075 Acres

Land Lot: 109, 14th District, Fulton County, Georgia

Owner: The Housing Authority of the City of
Atlanta, Georgia

Applicant: Integral Development, LLC c/o Eric
Pinckney

NPU-T

Council District 4

**FAVORABLE - TO BE REFEREED TO ZRB AND ZONING
COMMITTEE**

12-O-0611 (3) An Ordinance by Zoning Committee to amend Ordinance 99-
Z-12-09 O-0886 (Z-99-21) that rezoned property located at 2862
Lenox Road, NE from the R-3 (Single Family Residential)
District to the PDH (Planned Development Housing) District
for property located at **2862 Lenox Road, NE**, fronting
approximately 141 feet on the westerly side of Lenox Road
beginning 274.86 feet southeasterly from the southwesterly
corner of West Road.

Depth: Approximately 813 Feet

Area: Approximately 2.57 Acres

Land Lots: 7 and 47, 17th District, Fulton County, Georgia

Owner: Power Control Systems

Applicant: Sharon L. Tsepas

NPU-B

Council District 7

**FAVORABLE - TO BE REFEREED TO ZRB AND ZONING
COMMITTEE**

12-O-0612 (4) An Ordinance by Zoning Committee granting a Special Use
U-12-07 Permit pursuant to Section 16-06.005(1)(b) for a Day Care
Center, located at **1740 and 1748 Donald Lee Hollowell**

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C. ORDINANCES FOR FIRST READING (CONT'D)

Parkway, NW, fronting approximately 120 feet on the south side of Donald Lee Hollowell Parkway and approximately 160 feet west of the intersection of Donald Lee Hollowell Parkway and South Evelyn Place.

Depth: Varies

Area: Approximately 0.511 Acre

Land Lot: 143, 14th District, Fulton County, Georgia

Owner: Randria Smith-Jones

Applicant: Bettye J. Arrington

NPU-J

Council District 3

FAVORABLE – TO BE REFEREED TO ZRB AND ZONING COMMITTEE

12-O-0613 (5)
U-12-08

An Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-08.005(1)(f) for an Assisted Living Facility, property located at a portion of **668 Atlanta Student Movement Boulevard, SW**, fronting approximately 295 feet on the south side of Parsons Street and beginning at the southwest intersection of Parsons Street and Elm Street.

Depth: Approximately 308.94 Feet

Area: Approximately 2.075 Acres

Land Lot: 109, 14th District, Fulton County, Georgia

Owner: The Housing Authority of the City of Atlanta, Georgia

Applicant: Integral Development, LLC c/o Eric Pinckney

NPU-T

Council District 4

FAVORABLE – TO BE REFEREED TO ZRB AND ZONING COMMITTEE

12-O-0614 (6)
U-12-10

An Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-11.005(1)(1) for outdoor dining at eating and drinking establishments when any part of such use is located within 1,000 feet of property zoned as R-1 through R-5, or that is used as a residential property. Property is located at **991 Piedmont Avenue, NE (aka 989 Piedmont Avenue, NE)** and fronts approximately 43 feet on

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E. ORDINANCES FOR SECOND READING (CONT'D)

Councilmember Young made a motion to approve. The vote was unanimous.

FAVORABLE

12-O-0285 (2)
U-12-01

An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-11.005(l)(l) for outdoor dining at eating and drinking establishments when any part of such use is located within 1,000 feet of property zoned as R-1 through R-5, or that is used as a residential property. Property is located at **2020 Howell Mill Road, NW**, and fronts approximately 45 feet on the north side of Collier Road beginning 28 feet from the easterly corner of Collier Road and Howell Mill Road.

Depth: Approximately 67 Feet
Area: Approximately 4.57 Acres
Land Lot: 153, 17th District, Fulton County, Georgia.
Owner: Ward Williams
Applicant: Joan C. Janning
NPU-C Council District 8

Councilmember Willis made a motion to approve. The vote was unanimous.

FAVORABLE AS AMENDED

F. PAPERS HELD IN COMMITTEE

10-O-0013 (1)
Z-07-113

An Ordinance by Councilmember Aaron Watson as **substituted and amended by Zoning Committee** to rezone from the I-1-C (Light Industrial-Conditional) District to the MRC-3 (Mixed Residential Commercial) District, property located at **430 and 460 Englewood Avenue, SE**, fronting approximately 678 feet on the north side of Englewood Avenue beginning approximately 132 feet from the northeast corner of Mailing Avenue. **(Substituted as amended and held 1/13/10 at the request of the District Councilmember)**

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F. PAPERS HELD IN COMMITTEE (CONT'D)

Depth: Approximately 1,010 Feet
Area: Approximately 10.32 Acres
Land Lot: 42, 14th District, Fulton County, Georgia
Owner: JWGST LLC/Joseph Wiles
Applicant: Jason Fritz

NPU-Y

Council District 1

HELD

11-O-0692 (2)
U-11-16

An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from the **544 North Angier Avenue, NE** (Donor Parcel). **(Referred back by Full Council 7/18/11) (Held 7/27/11)**

HELD

11-O-0693 (3)
U-11-17

An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023(2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from **641 (C 665) North Avenue, NE (Perlman Tract) (Donor Parcel)**. **(Referred back by Full Council 7/18/11) (Held 7/27/11)**

HELD

11-O-0857 (4)
U-11-18

An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc., (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from the **690 Morgan Street,**

F. PAPERS HELD IN COMMITTEE (CONT'D)

HELD

HELD

Depth: Varies
Area: Approximately 0.489 Acre
Land Lot: 147, 14th District, Fulton County, Georgia
Owner: GBG Management Company
Applicant: Lashana T. Glasper
NPU-J Council District 3

HELD

<http://citycouncil.atlantaga.gov/2011/pendingzrb.htm>

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There being no further business to come before the Zoning Committee the meeting was adjourned at 10:01 a.m.

Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Alfred Berry, Jr., Research & Policy Analyst



The Honorable Alex Wan, Chair